

Re: OCEANWIDE OFFICE LAYOUT

Subject: Re: OCEANWIDE OFFICE LAYOUT

From: Ellen Riotto <ellen@southpark.la>

Date: 05/24/2018 04:32 PM

To: Anita Artukovich <amartukovich@lee-associates.com>

CC: Josh Kreger <josh@southpark.la>, Peter Bacci <pbacci@lee-associates.com>, Diana Ochoa <dochoa@lee-associates.com>, "bbuente@1010dev.org" <bbuente@1010dev.org>

Great. Let me see what works best for them and I'll let you know. Thanks Anita.

From: Anita Artukovich <amartukovich@lee-associates.com>

Date: Thursday, May 24, 2018 at 4:26 PM

To: Ellen Riotto <ellen@southpark.la>

Cc: Josh Kreger <josh@southpark.la>, Peter Bacci <pbacci@lee-associates.com>, Diana Ochoa <dochoa@lee-associates.com>, "bbuente@1010dev.org" <bbuente@1010dev.org>

Subject: RE: OCEANWIDE OFFICE LAYOUT

Hi Ellen,

Sure, our office is closed Monday and I am sure WEBCOR is closed too.. Let me know when you need to walk through next week and I will arrange access.

WEBCOR is there every day through the end of June, but they are slowly moving out. Always best to confirm access with me first.

Best Regards,

Anita M. Artukovich

Principal

Lee & Associates | Inc.

D 323.767.2103

O 323.720.8484

F 323.767.2056

M 213.595.8484

amartukovich@lee-associates.com

Corporate ID 01125429 | License ID 00851588

500 Citadel Dr, | Suite 140

Los Angeles, CA 90040

From: Ellen Riotto [<mailto:ellen@southpark.la>]

Sent: Thursday, May 24, 2018 4:21 PM

To: Anita Artukovich <amartukovich@lee-associates.com>

Cc: Josh Kreger <josh@southpark.la>; Peter Bacci <pbacci@lee-associates.com>; Diana Ochoa <dochoa@lee-associates.com>; bbuente@1010dev.org

Subject: Re: OCEANWIDE OFFICE LAYOUT

Hi Anita,

We're still waiting on 2 other quotes. One of the GCs was interested in seeing the space – are you open to a quick walk-through sometime next week?

Re: OCEANWIDE OFFICE LAYOUT

From: Anita Artukovich <amartukovich@lee-associates.com <<mailto:amartukovich@lee-associates.com>> >
Date: Thursday, May 24, 2018 at 9:20 AM
To: Ellen Riotto <ellen@southpark.la <<mailto:ellen@southpark.la>> >
Cc: Josh Kreger <josh@southpark.la <<mailto:josh@southpark.la>> >, Peter Bacci <pbacci@lee-associates.com <<mailto:pbacci@lee-associates.com>> >, Diana Ochoa <dochoa@lee-associates.com <<mailto:dochoa@lee-associates.com>> >, "bbuente@1010dev.org <<mailto:bbuente@1010dev.org>> " <bbuente@1010dev.org <<mailto:bbuente@1010dev.org>> >
Subject: RE: OCEANWIDE OFFICE LAYOUT

Hi Ellen,

Checking in again. I recommend that we make an offer on the space that is contingent upon getting your construction bid numbers. Best to try and secure the space for I have been showing it a lot the past week.

Let me know what terms you want and I can draft it up.

Best Regards,

Anita M. Artukovich
Principal
Lee & Associates | Inc.

D 323.767.2103
O 323.720.8484
F 323.767.2056
M 213.595.8484

amartukovich@lee-associates.com <<mailto:amartukovich@lee-associates.com>>

Corporate ID 01125429 | License ID 00851588
500 Citadel Dr, | Suite 140
Los Angeles, CA 90040

From: Ellen Riotto [<mailto:ellen@southpark.la>]
Sent: Wednesday, May 16, 2018 9:57 AM
To: Anita Artukovich <amartukovich@lee-associates.com <<mailto:amartukovich@lee-associates.com>> >
Cc: Josh Kreger <josh@southpark.la <<mailto:josh@southpark.la>> >; Peter Bacci <pbacci@lee-associates.com <<mailto:pbacci@lee-associates.com>> >; Diana Ochoa <dochoa@lee-associates.com <<mailto:dochoa@lee-associates.com>> >; bbuente@1010dev.org <<mailto:bbuente@1010dev.org>> >
Subject: Re: OCEANWIDE OFFICE LAYOUT

Hi Anita,

I'm still working on getting a quote for the TIs. I'll be in touch ASAP.

Thanks

Ellen
Ellen Riotto
Executive Director
South Park BID

1100 S Flower St, #3400, Los Angeles, CA 90015 <x-apple-data-detectors://0/1>

Re: OCEANWIDE OFFICE LAYOUT

o. 213-663-1112 <tel:213-663-1112>

24/7 <x-apple-data-detectors://1> : 866-560-9346 <tel:866-560-9346>

Sent from my iPhone

On May 14, 2018, at 3:49 PM, Anita Artukovich <amartukovich@lee-associates.com <<mailto:amartukovich@lee-associates.com>> > wrote:

Hi Ellen,

Just left you a voice mail. Are you ready to make a lease proposal? Anything more I can do to help you?

Best Regards,

Anita M. Artukovich
Principal
Lee & Associates | Inc.

D 323.767.2103

O 323.720.8484

F 323.767.2056

M 213.595.8484

amartukovich@lee-associates.com <<mailto:amartukovich@lee-associates.com>>

Corporate ID 01125429 | License ID 00851588

500 Citadel Dr, | Suite 140

Los Angeles, CA 90040

From: Anita Artukovich
Sent: Monday, May 07, 2018 1:33 PM
To: 'Ellen Riotto' <ellen@southpark.la <<mailto:ellen@southpark.la>> >
Cc: Josh Kreger <josh@southpark.la <<mailto:josh@southpark.la>> >; Peter Bacci <pbacci@lee-associates.com <<mailto:pbacci@lee-associates.com>> >; Diana Ochoa <dochoa@lee-associates.com <<mailto:dochoa@lee-associates.com>> >; 'Marvin Jacobs - Stone Harbor' <[mjacobslmjinc.com](mailto:mjacobs@lmjinc.com) <<mailto:mjacobs@lmjinc.com>> >)' <[mjacobslmjinc.com](mailto:mjacobs@lmjinc.com) <<mailto:mjacobs@lmjinc.com>> >
Subject: RE: OCEANWIDE OFFICE LAYOUT

Yes...call me for access. WEBCOR I still there but may begin moving out mid-month.

Best Regards,

Anita M. Artukovich
Principal
Lee & Associates | Inc.

D 323.767.2103

O 323.720.8484

F 323.767.2056

M 213.595.8484

amartukovich@lee-associates.com <<mailto:amartukovich@lee-associates.com>>

Corporate ID 01125429 | License ID 00851588

500 Citadel Dr, | Suite 140

Re: OCEANWIDE OFFICE LAYOUT

Los Angeles, CA 90040

From: Ellen Riotto [<mailto:ellen@southpark.la>]
Sent: Monday, May 07, 2018 1:30 PM
To: Anita Artukovich <amartukovich@lee-associates.com <<mailto:amartukovich@lee-associates.com>> >
Cc: Josh Kreger <josh@southpark.la <<mailto:josh@southpark.la>> >; Peter Bacci <pbacci@lee-associates.com <<mailto:pbacci@lee-associates.com>> >; Diana Ochoa <dochoa@lee-associates.com <<mailto:dochoa@lee-associates.com>> >
Subject: Re: OCEANWIDE OFFICE LAYOUT

Thanks Anita!

Update: I have the space plans and am working with a GC to get a TI quote. If they request to see the space, can I work with you to arrange?

Ellen Riotto

Executive Director

South Park BID

1100 S Flower St, #3400, Los Angeles, CA 90015 <x-apple-data-detectors://0/1>

o. 213-663-1112 <tel:213-663-1112>

24/7 <x-apple-data-detectors://1> : 866-560-9346 <tel:866-560-9346>

Sent from my iPhone

On May 7, 2018, at 1:22 PM, Anita Artukovich <amartukovich@lee-associates.com <<mailto:amartukovich@lee-associates.com>> >
wrote:

Ellen,

Just received the .dwg file you requested. Called the head guy at WEBCOR and got some results!

See attached for your architect.

Best Regards,

Anita M. Artukovich

Principal

Lee & Associates | Inc.

D 323.767.2103

O 323.720.8484

F 323.767.2056

M 213.595.8484

amartukovich@lee-associates.com <<mailto:amartukovich@lee-associates.com>>

Corporate ID 01125429 | License ID 00851588

500 Citadel Dr, | Suite 140

Los Angeles, CA 90040

From: Jack Harrington [<mailto:jack@webcor.com>]
Sent: Monday, May 07, 2018 1:19 PM
To: Anita Artukovich <amartukovich@lee-associates.com <<mailto:amartukovich@lee-associates.com>> >
Cc: Kyle Vasa Bertolucci <kbertolucci@webcor.com <<mailto:kbertolucci@webcor.com>> >
Subject: FW: OCEANWIDE OFFICE LAYOUT

Re: OCEANWIDE OFFICE LAYOUT

From: Erwin Javier
Sent: Monday, May 07, 2018 1:13 PM
To: Jack Harrington <jack@webcor.com <<mailto:jack@webcor.com>> >
Subject: RE: OCEANWIDE OFFICE LAYOUT

Here's the cad file.

Erwin O. Javier, P.E.

Virtual Design & Construction Manager

WEBCORCONCRETE

1150 South Hope St.

Los Angeles, CA 90015

T 626-688-7381 www.webcor.com <<http://www.webcor.com/>>

<image001.png>

Facebook <<https://www.facebook.com/WebcorBuilders>> | Twitter <<https://twitter.com/WebcorBuilders>> | Instagram
<<https://www.instagram.com/webcorbuilders/>> | LinkedIn <<https://www.linkedin.com/company/webcor-builders>>

From: Jack Harrington
Sent: Monday, May 07, 2018 1:01 PM
To: Erwin Javier <ejavier@webcor.com <<mailto:ejavier@webcor.com>> >
Subject: RE: OCEANWIDE OFFICE LAYOUT

Yes, please

From: Erwin Javier
Sent: Monday, May 07, 2018 1:00 PM
To: Jack Harrington <jack@webcor.com <<mailto:jack@webcor.com>> >
Subject: Re: OCEANWIDE OFFICE LAYOUT

I modeled it in Revit.

Do you want me to export it in CAD?

Sent from my iPhone

On May 7, 2018, at 12:15 PM, Jack Harrington <jack@webcor.com <<mailto:jack@webcor.com>> > wrote:

Erwin –

Is the attached document something that you made in CAD?

JH

From: Anita Artukovich [<mailto:amartukovich@lee-associates.com>]
Sent: Monday, May 07, 2018 12:02 PM
To: Kyle Vasa Bertolucci <kbortolucci@webcor.com <<mailto:kbortolucci@webcor.com>> >; Jack Harrington
<jack@webcor.com <<mailto:jack@webcor.com>> >
Cc: Peter Bacci <pbacci@lee-associates.com <<mailto:pbacci@lee-associates.com>> >
Subject: FW: OCEANWIDE OFFICE LAYOUT

Re: OCEANWIDE OFFICE LAYOUT

Hi Kyle,

Spoke to Jack Harrington just a bit ago...any chance you have this layout in a .dwg format?

Best Regards,

Anita M. Artukovich
Principal
Lee & Associates | Inc.

D 323.767.2103
O 323.720.8484
F 323.767.2056
M 213.595.8484

amartukovich@lee-associates.com <<mailto:amartukovich@lee-associates.com>>

Corporate ID 01125429 | License ID 00851588

500 Citadel Dr, | Suite 140
Los Angeles, CA 90040

From: Anita Artukovich
Sent: Thursday, May 03, 2018 12:40 PM
To: 'Kyle Vasa Bertolucci' <kbertolucci@webcor.com <<mailto:kbertolucci@webcor.com>>>
Cc: Peter Bacci <pbacci@lee-associates.com <<mailto:pbacci@lee-associates.com>>>; Diana Ochoa <dochoa@lee-associates.com <<mailto:dochoa@lee-associates.com>>>
Subject: RE: OCEANWIDE OFFICE LAYOUT

Hi Kyle,

Any chance you have this layout in a .dwg file format? A potential tenant needs it for their architect.

Best Regards,

Anita M. Artukovich
Principal
Lee & Associates | Inc.

D 323.767.2103
O 323.720.8484
F 323.767.2056
M 213.595.8484

amartukovich@lee-associates.com <<mailto:amartukovich@lee-associates.com>>

Corporate ID 01125429 | License ID 00851588

500 Citadel Dr, | Suite 140
Los Angeles, CA 90040

Re: OCEANWIDE OFFICE LAYOUT

From: Kyle Vasa Bertolucci [<mailto:kbertolucci@webcor.com>]
Sent: Monday, February 26, 2018 2:19 PM
To: Anita Artukovich <amartukovich@lee-associates.com> <<mailto:amartukovich@lee-associates.com>> >
Subject: OCEANWIDE OFFICE LAYOUT

Anita,

As requested, see attached layout of the 1150 S Hope (downstairs) office space occupied by Webcor. The dimensions are rough and not exact, but should give you a good enough idea of the current layout of the office. The blue triangles are locations of drops for Ethernet cables, or at least the locations we planned to have them installed when our lease started.

Kyle Vasa Bertolucci, P.E.

Senior Project Manager

WEBCORCONCRETE

1150 South Hope Street, Los Angeles, CA 90015

M 510-691-3620 T 213-239-6441 www.webcor.com <<https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.webcor.com%2F&data=02%7C01%7Cjack%40webcor.com%7C316ca838094e4d352fd208d5b44cfaab%7Cf64168b9eaac407cb860ce05ab3bed71%7C0%7C636613165701582622&sdata=Dv0w0%2BJqIdI9DxtkZSNVq%2Bq5RMPrumUngjv5qq8z%2Bc0%3D&reserved=0>>

<OCEANWIDE OFFICE R1.pdf>

<WCG OCEANWIDE OFFICE.dwg>